



CATRINE MAINS

CATRINE, MAUCHLINE, EAST AYRSHIRE



WARNING
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CASTLE BANK

CATRINE MAINS, CATRINE, MAUCHLINE EAST AYRSHIRE

A delightful rural cottage with development potential

Mauchline 2.5 miles ■ Kilmarnock 11.5 miles ■ Glasgow 32 miles

About 0.57 acres

Offers Over £215,000

- 2 Reception Rooms. 2 Bedrooms. Kitchen. Pantry. Shower Room.
- Attached former byre with development potential (subject to obtaining planning permission).
- Outbuildings and shed.
- Quiet rural location with views over surrounding countryside.



Galbraith

Ayr
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 OnTheMarket



Living Room



Sitting Room

SITUATION

Catrine Mains is a charming rural cottage set in a peaceful rural location on the edge of Catrine, a few miles outside the popular village of Mauchline in East Ayrshire. Catrine has a primary school, village pub and store while Mauchline has wider range amenities including doctors' surgery, post office and Co-op store. Glasgow (32 miles) is easily commutable via the A/M77. Kilmarnock has a mainline railway station providing regular services to Glasgow and beyond. Prestwick and Glasgow Airports are 12.5 miles and 36 miles respectively.

Ayrshire is renowned for its many golf courses including Turnberry, Royal Troon and Prestwick. There are excellent yachting facilities at the marinas at Ardrossan, Largs, Inverkip and Troon and there are also many opportunities for game sports in the region with some of south west Scotland's best salmon and trout fishing available in the area's lochs and rivers. Ayrshire is famous as the birthplace of Robert Burns. The River Ayr Way (44 miles) has some of Ayrshire's most stunning and varied scenery, and the Catrine Voes is an enjoyable section of the walk leading to the delightful village of Sorn passing Sorn Castle.

DESCRIPTION

Catrine Mains is a stone built cottage under a slate roof requiring a degree of refurbishment. It comprises a kitchen with a Rayburn (untested), floor and wall mounted units, and opens to a large walk-in pantry. The living room has laminate flooring and stone fireplace whilst the sitting room has an attractive wood burning stove. There are two generously sized bedrooms and shower room. Adjoining the house is a former stone and slate byre (5.9m x 9.2m) which, subject to necessary planning consents, could be converted into additional living space. In addition, the cottage benefits from further buildings as outlined below:

Outbuilding

(About 3.7m x 10m)
Stone and slate with concrete floor.

Former Stable

(About 5.2m x 4.5m)
Stone and slate with earth floor. Electricity.

Storage Area

(About 5.2m x 3.3m)
Stone and slate.

Hay Shed

(About 6.2m x 13.6m)
Timer pole construction with tin cladding.

GARDEN (AND GROUNDS)

There is a small easily maintained garden to the front bounded by privet hedging, to the rear there is ample parking in the courtyard and to the side the garden is mainly grass.

There is an additional 0.31 Ac of amenity land opposite the house.

IMPORTANT NOTE

Anyone interested in the additional land should discuss matters with the selling agents.

Kitchen



Bedroom



Bathroom



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband	Mobile	EPC
Mains	Mains	Private - Septic Tank	Freehold	Electric storage heaters	Band B	Broadband available in the area.	Yes	G18

DIRECTIONS

From the cross in Mauchline, turn right onto the Sorn road and follow the B705 towards Catrine. On entering the village turn sharp left onto an un-named road and Catrine Mains is at the top of the road.

POST CODE

KA5 6HP

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///expensive.geology.care](https://www.what3words.com/expensive.geology.care)

SOLICITORS

Gillespie MacAndrew
5 Atholl Crescent
Edinburgh
EH3 8EJ

LOCAL AUTHORITY

East Ayrshire Council
Council Headquarters
London Road
Kilmarnock
KA3 7BU
Tel: 01563 376000

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

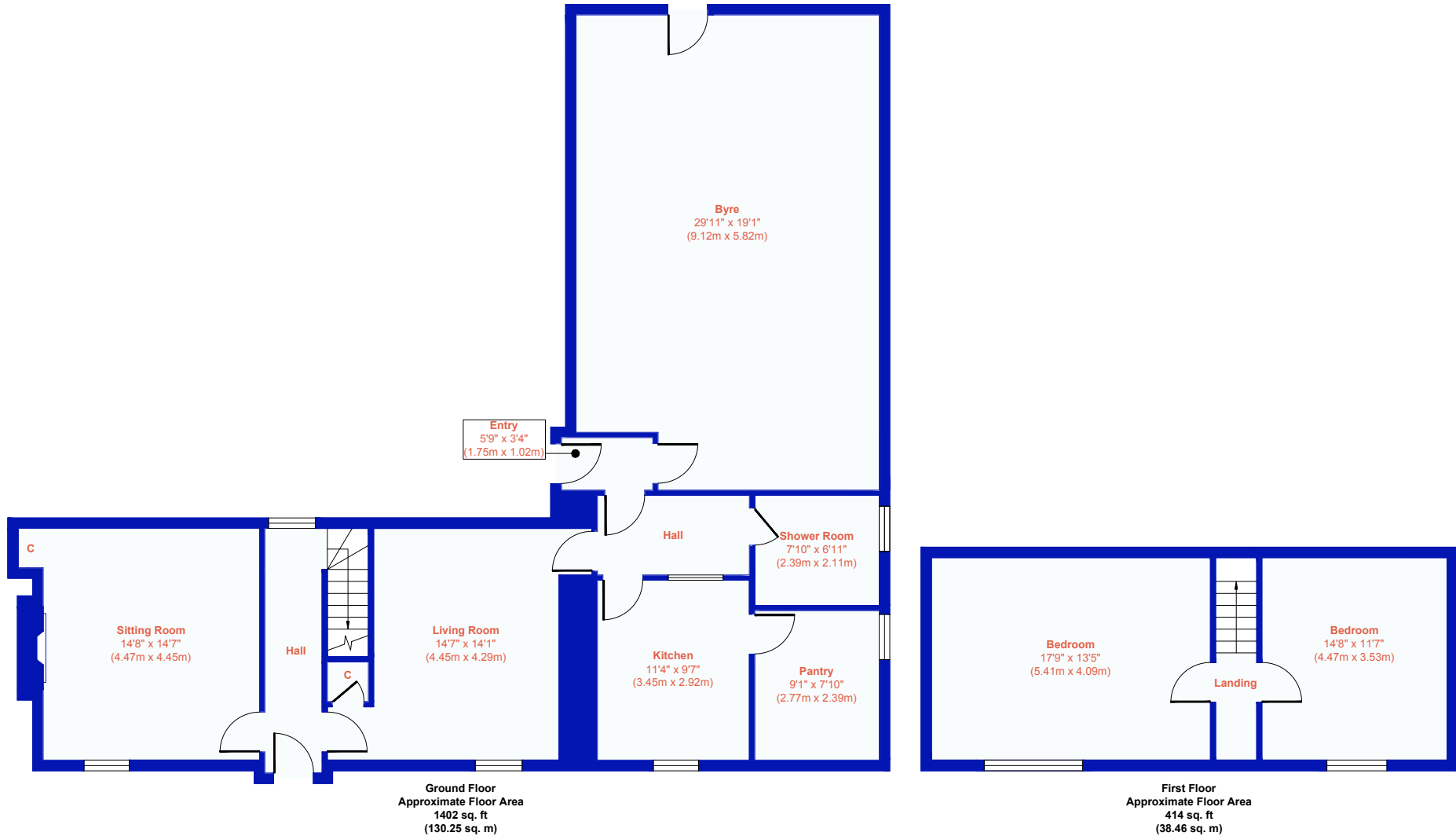
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.



Catrine Mains, Catrine, Mauchline, East Ayrshire, KA5 6HP



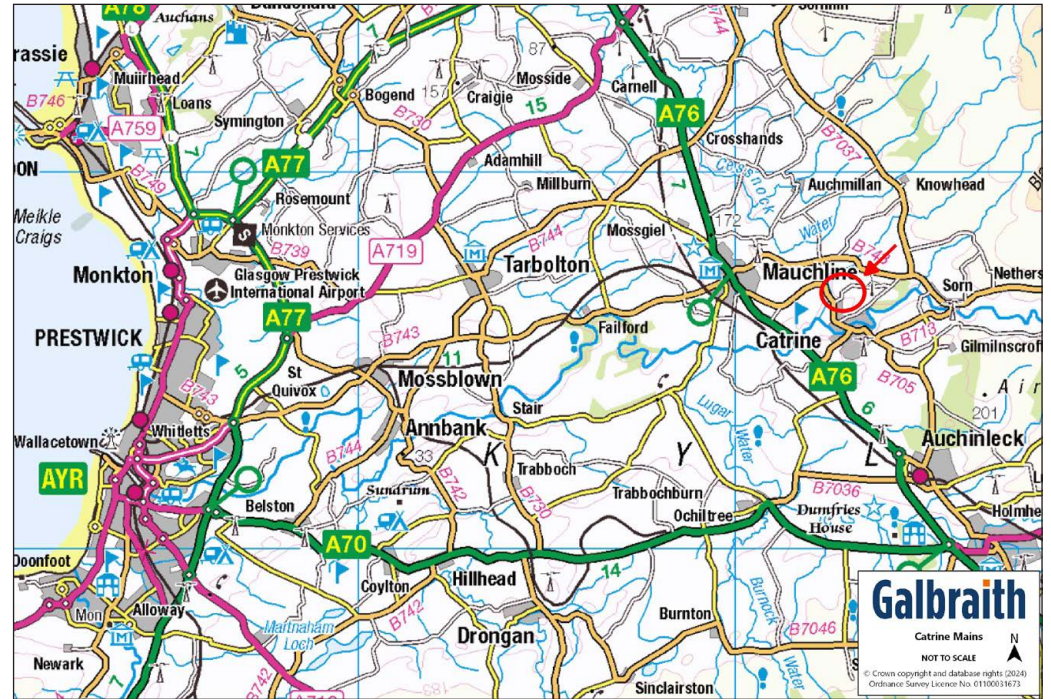
Approx. Gross Internal Floor Area 1816 sq. ft / 168.71 sq. m

Illustration for guidance only, measurements are approximate, not to scale

Produced by Elements Property

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2024





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